

RESOLUTION NO.: 2014-085

RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA ISSUING A CERTIFICATE OF APPROPRIATENESS TO JUAN CARLOS OLIVA TO ALLOW HIM TO REMOVE THE EXISTING CARPORT AND BUILD A TWO-STORY ADDITION TO HIS PROPERTY, LOCATED AT 201 TOTOLOCHEE DRIVE, AND APPLY FOR THE NECESSARY BUILDING PERMIT(S) IN CONNECTION THEREWITH.

WHEREAS, Juan Carlos Oliva has applied for a certificate of appropriateness to allow him to remove the existing carport and build a two-story addition to his property, located at 201 Totolochée Drive, and apply for the necessary building permit(s) in connection therewith; and

WHEREAS, this property has been designated a historic site by the Hialeah Historic Preservation Board; and

WHEREAS, the proposed demolition of the carport and the proposed new construction are both in keeping with, and will not affect, the historic character of the home; and

WHEREAS, in fact, the carport was a poorly constructed addition from the 1950s that does not maintain the historic character of the home; and

WHEREAS, the new construction will consist of a new family room on the first floor, where the carport is currently located, a new studio room on the second floor, where the existing balcony is located, and a new covered balcony on the second floor, where the existing carport is located; and

WHEREAS, in keeping with the historic character of the home, the new construction will include the use of asphalt shingle roofing on Dade Pine rafters and beams, and colonial-style wood and aluminum frames for the windows and doors; and

WHEREAS, the Hialeah Historic Preservation Board recommended approval of this resolution on June 18, 2014.

THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF HIALEAH, FLORIDA, THAT:

Section 1. A certificate of appropriateness be issued to Juan Carlos Oliva, to allow him to remove the existing carport and build a two-story addition to his existing property, located at 201 Totolochee Drive, and apply for the necessary building permit(s) in connection therewith.

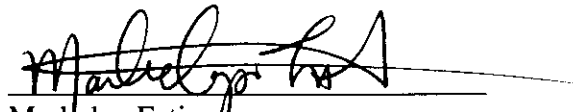
PASSED AND ADOPTED this 24 day of June, 2014.



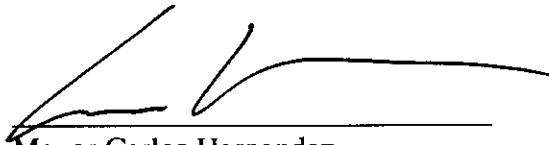
Isis Garcia-Martinez
Council President

Attest:

Approved on this 02 day of July, 2014.



Marbelys Fatjo
Acting City Clerk



Mayor Carlos Hernandez

Approved as to legal sufficiency and form:



Lorena E. Bravo
Acting City Attorney

K.C.
Resolution was adopted by a unanimous vote with Councilmembers, Caragol, Casals-Muñoz, Cue-Fuente, Garcia-Martinez, González, Hernandez and Lozano voting "Yes".

**APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

OFFICE USE: _____

Type of Application: Regular Special

Name of Property: _____ Designation No. _____

Address of Property: 201 Totolachee Dr. Application Date: _____

Name of Owner: Juan Carlos Ojeda Date of Designation: _____

Name of Applicant: _____ Type of Designation: _____ Individual Site

Address of Applicant: _____ Property in a District: _____

Applicant is: Owner Leasee Other: _____

LOCATION OF PROPERTY: Subdivision _____ Lot _____ Block _____

PRESENT USE AND CONDITION: Residential – Single Family Home in Good Condition

CLASSIFICATION OF WORK FOR WHICH CERTIFICATE IS DESIRED (CHECK ONE):

- ☐ **Maintenance or Repair:** The act or process of applying measures to sustain the existing form, integrity and material of a building or structure and the existing form or vegetative cover of a site. It may include initial stabilization work, where necessary, as well as on-going maintenance and repair. Samples of materials may be requested.
- ☐ **Restoration:** The process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work. All applications for restoration shall include: elevations, site and landscape plans (if necessary), a 300-word statement with bibliography justifying the work and any additional photos or information to support the proposed work.
- ☐ **Rehabilitation:** The process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values. All applications for rehabilitation shall include: elevations, site and landscape plans (if necessary), and any other supplementary information that will support the proposed project.
- ☐ **Excavation:** The process of performing an archeological dig to recover artifacts, historical material or other archeological features. It is recommended that the applicant include a 300-word statement describing the project, its methodology and where the recovered material will be disposed.
- ☐ **Demolition:** The process of destroying or tearing down a building or structure or a part thereof, or the process of removing or destroying an archeological site or part thereof. The applicant(s) shall include a report explaining why the proposed action should occur. If this action is to occur for reasons of financial hardship, all pertinent financial data should be included pertaining to the cost of preservation, demolition and new construction. Any other material pertinent to the application is also encouraged as supplementary information.
- ☐ **New Construction:** The process of constructing a building or structure that has never existed at that location. Applications shall include a site plan, elevations, floor plan and landscape plan.
- ☐ **Relocation:** The process of moving a building or structure from its current foundation to another site. Applications shall include a report justifying the relocation and indicating that efforts to preserve the building on-site would not be feasible and justifying the proposed relocation site.

All applications shall include one or two 3" x 5" photographs of the designated property.

DESCRIPTION OF THE PROPOSED PROJECT:

The home owner wants to remove the existing carport and make a 2 story addition to the existing home in the same location. The homeowner would like to maintain the historic character of the home with the new addition. In fact, the carport was apparently a poor addition that was made in the 1950's which does not maintain the historic character of the home. What he is proposing is more in line with the original home. The homeowner simply wants to add a new enclosed family room, studio and covered balcony. (Please see attached drawings.)

BUILDING FEATURES:

Structural System: 2 story Wood Platform Framed Structure

Roofs and Roofing: Asphalt Shingle Roofing on Dade Pine Rafters and Beams

Windows and Doors: Colonial Style Wood and Aluminum Frames

Materials: Wood Frame walls, siding and sheathing.

Porches, Porte Cocheres and Steps: Brick paver steps and an existing car port constructed of brick columns and wood rafters.

Painting and Finishes: Painted exterior white walls with black trim.

ENVIRONMENTAL FEATURES (grading, landscaping, parking, subsurface work, etc.)

There will be no new landscape, grading, or parking. Those items are to remain as existing. The only subsurface work will be for the foundations of new addition.

OVERALL DESCRIPTION OF THE PROJECT

(Explain the chronology of the work involved and describe all new construction, excavation, demolition and relocation that will be required):

The homeowner would like to remove the existing carport that was not part of the original home. It appears that the carport was added in the 1950's and does not maintain the character of the home. In its place, he would like to construct a 2 story addition that we feel is more in line with the character of the home and maintains its original intent.

After the demolition of the carport, (if approved by the board), the next step is to excavate the area of the demolition to pour the new foundations for the addition. There will be no relocation or landscape as part of the scope of work. The homeowner is constructing the new addition directly on the same location of the existing carport.

The new addition will include the following new spaces:

1st Floor:

- New Family Room (Located where existing carport is now)

2nd Floor:

- New Studio Room (Located where existing balcony is located)
- New Covered Balcony (Located where existing carport is now)

DESCRIBE USE OF THE BUILDING AFTER WORK IS COMPLETED:

- **Residential – Single Family Home**

IMPACT OF NEW USE ON THE FUTURE PRESERVATION OF

Building: The home will be used as the homeowner's primary residence

Neighborhood: Improved use of home and increase of home values in neighborhood

Signature of the Applicant: _____ Date: 6/12/14

Signature of the Owner: _____ Date: 6/12/14

NOTE: The Certificate of Appropriateness is valid for a period of 180 days after the date of its approval. After the expiration date, a 60-day grace period may be allowed to complete work in progress, if the owner can show cause why the work has not been completed. Otherwise, the owner must reapply.

This application will not be considered until the required supplementary material has been provided and the applicant and the owner sign the application attesting the truthfulness of the information provided.

REGULAR CERTIFICATE OF APPROPRIATENESS:

____ On-site Inspection Date: _____

____ Analysis Preparation Date: _____

____ Notification of Decision Date: _____

____ Additional Materials Requested Date Received: _____

Date of Expiration: _____

Expiration of Grace Period: _____

STAFF RECOMMENDATIONS:

____ Approved

____ Denied

____ Approved, pending modifications

____ Final Approval

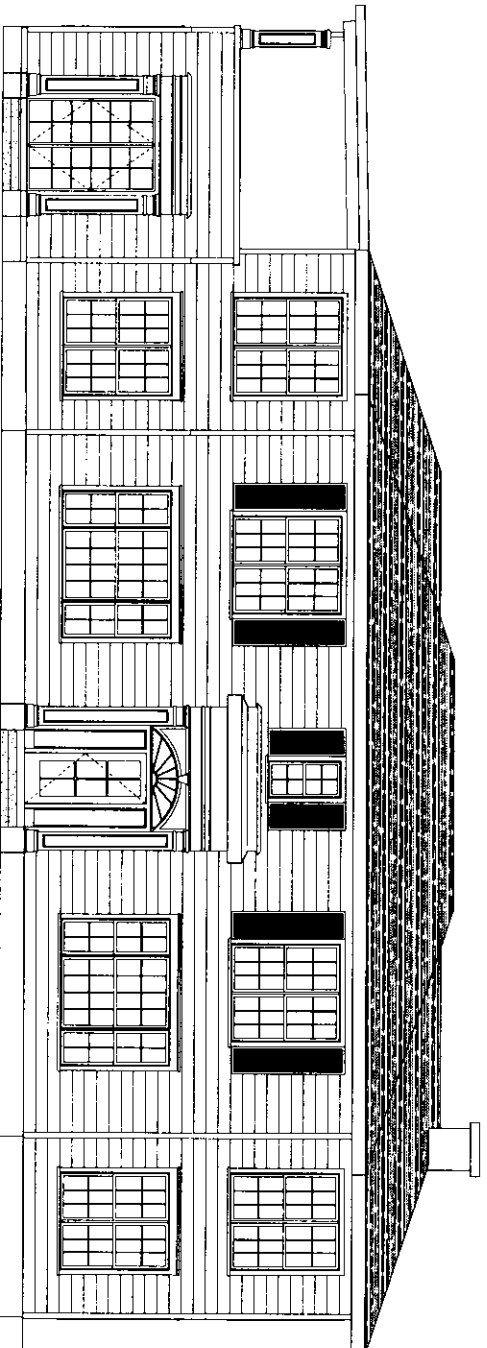
Signature of Historic Preservation Division Director

Date

cube² (architecture+design)

Oliva Residence

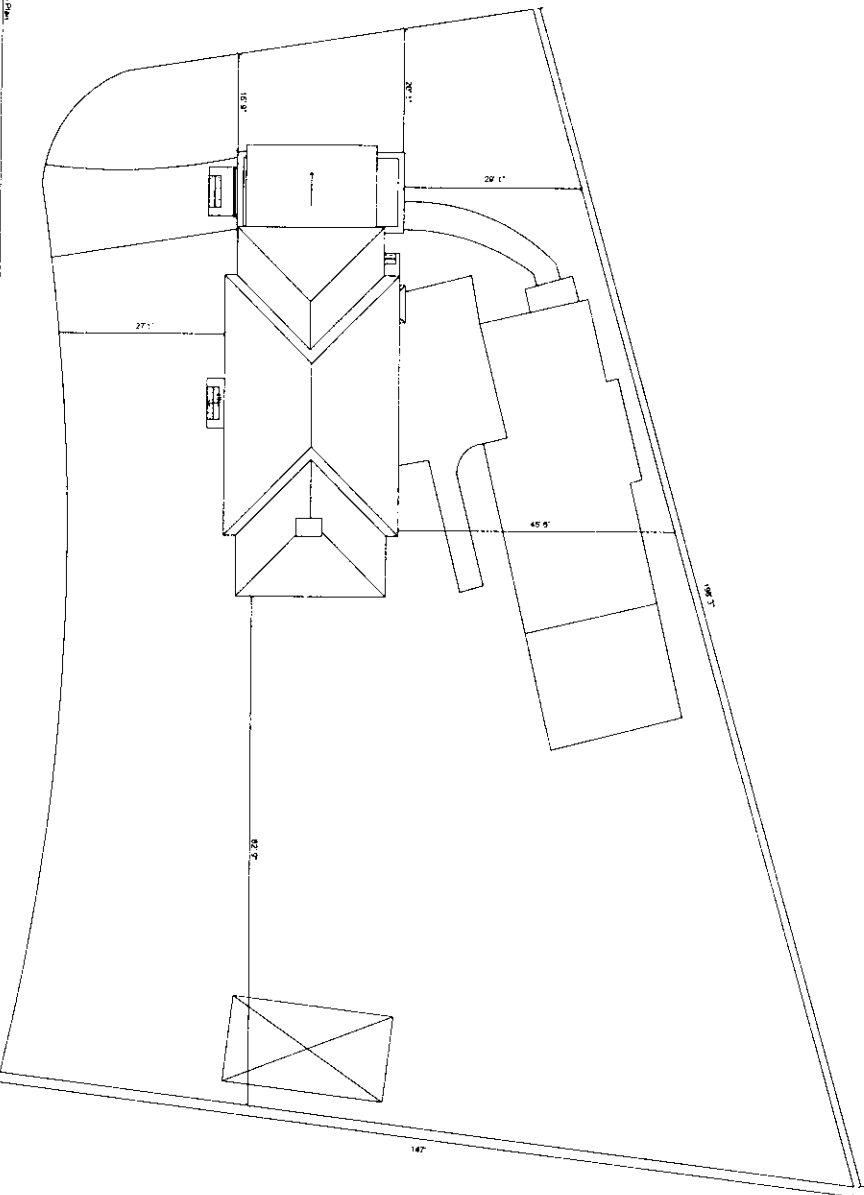
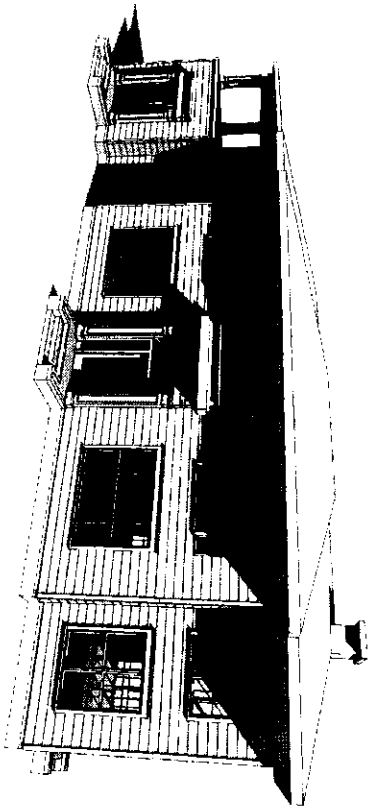
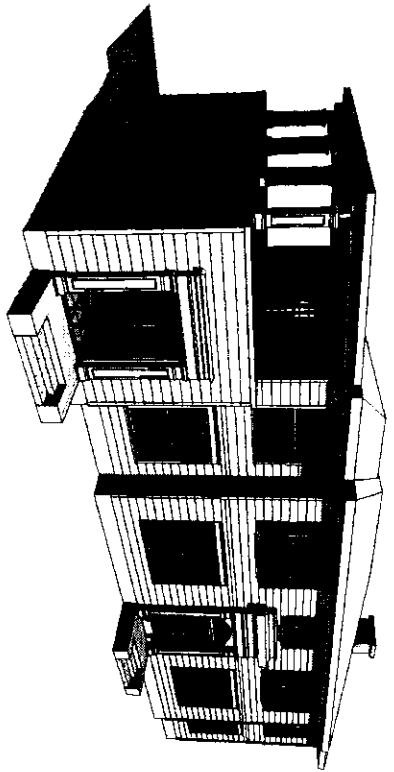
201 To-To-Lo-Chee Dr.
Hialeah, FL 33010



Interior and Exterior Renovations

Job Number: 2014_20

June 12th, 2014



Secces of Ordinances, City of Milwaukee, 2013.

The maximum building height in the R-1 one-family district shall be 35 feet.

Sec 03-409 Building rules and regulations
This month in Building rules and regulations, find out how

area for each one-family residence. Such permits or lots shall have the minimum width of at least 75 feet and shall also have:

does not meet the requirements of this section and will a legally drafted record of land of this kind contain a statement of such

evidence provided, however, that the monitoring regime and other cost-management efforts for the three dimensions are not as

See THE NEW England road construction

less than 20 feet in distance from the front lot line. A portion

integrated architecturally and structurally with the roof of the

patient & physician

in the R-1 one-family district. Over what the code says the within

one inch or more than $7\frac{1}{2}$ feet in width for a corner lot (the side

Sec 98.504 Type of construction

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 399–406

that the long dimension of a ruler might not be recognized as

the long dimension of the box if the bedsacks remain the same as if

(c) The reason for coming off in sequence is not only to save gas but also the satellites remain the same as if the building faced the direction

[illegible][illegible]

cube² (architecture)

2700 North Miami Avenue

Miami 33127

t: 786.235.2720

aa-25001789

Oliva Residence

Juan Carlos Oliva

201 To-To-Lo-Chee Dr.
Hialeah, Florida 33010

Design Professional or Registered Professional	T.L. License Number	Signature
or go to www.farnam.com	AT93004 10/01/12	

[illegible]

Proposed Site Plan & Building 3D Views

A-050

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unit 808

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lb-26001134

Olivia Residence

Juan Carlos Oliva

201 To-To-Lo-Chee Dr.
Hialeah, Florida 33010

Design Professional	Title	Signature
Juan Carlos Oliva	Architect	

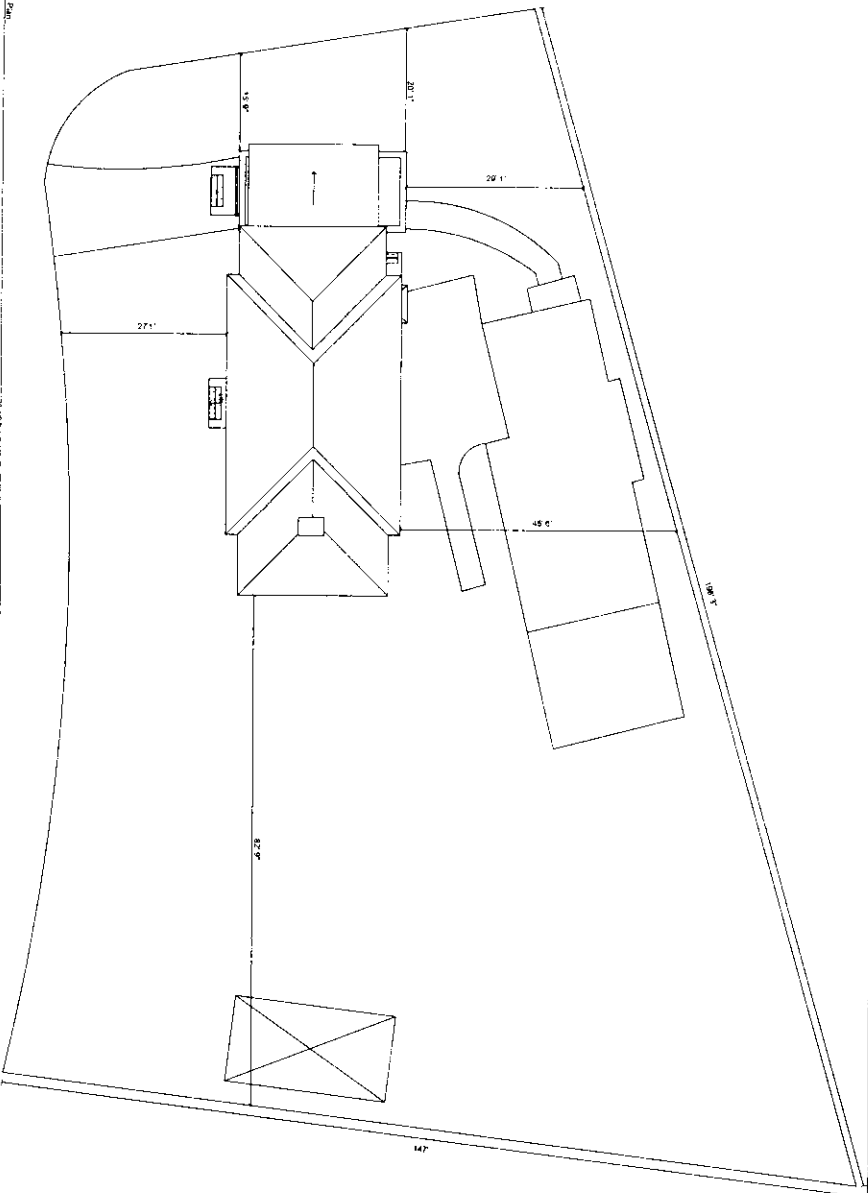
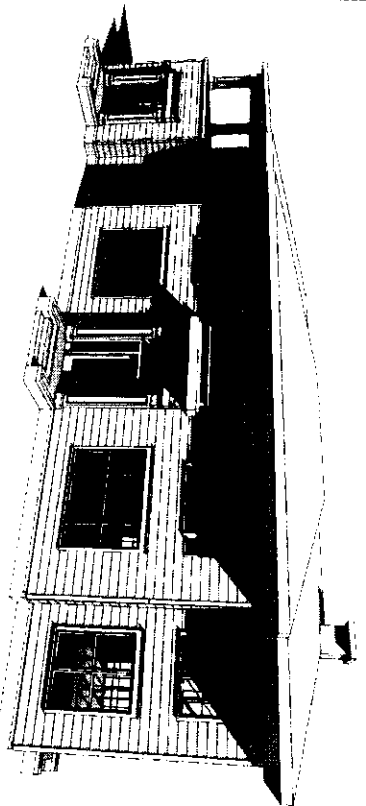
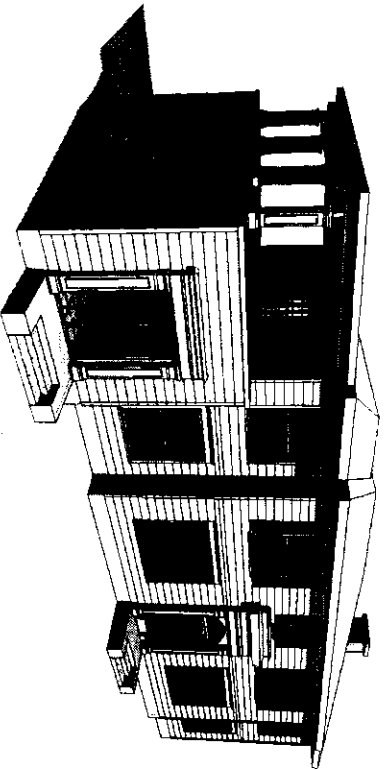
Number	Date	Remarks
1	10/10/10	Issue for Review
2	10/10/10	Issue for Review
3	10/10/10	Issue for Review
4	10/10/10	Issue for Review
5	10/10/10	Issue for Review
6	10/10/10	Issue for Review
7	10/10/10	Issue for Review
8	10/10/10	Issue for Review
9	10/10/10	Issue for Review
10	10/10/10	Issue for Review

Client	Project Information
201 To-To-Lo-Chee Dr.	201 To-To-Lo-Chee Dr.
Hialeah, FL 33010	Hialeah, FL 33010
Owner	AA
Architect	JCO
Engineer	JCO
Interior Designer	JCO
Landscaper	JCO
Other	JCO

Proposed Site
Plan & Building
3D Views

A-050

10/10/10 10:10 AM (10/10/10)



Code Compliance: City of Miami, 2010.
The building height shall be in accordance with the City of Miami Ordinance 2010-10. The building height shall be in accordance with the City of Miami Ordinance 2010-10. The building height shall be in accordance with the City of Miami Ordinance 2010-10.

Site 10.000: The site is located in the City of Miami, Florida. The site is located in the City of Miami, Florida. The site is located in the City of Miami, Florida. The site is located in the City of Miami, Florida. The site is located in the City of Miami, Florida.

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Design Professional	PL License Number	Signature
Jorge Alberto Puentes	ATD/2004 100632	

Reference					
Date					
Suite Number					
Scale	1:6 = 1:0"				
Drawing					
Name(s)					
Approved					
Titled					

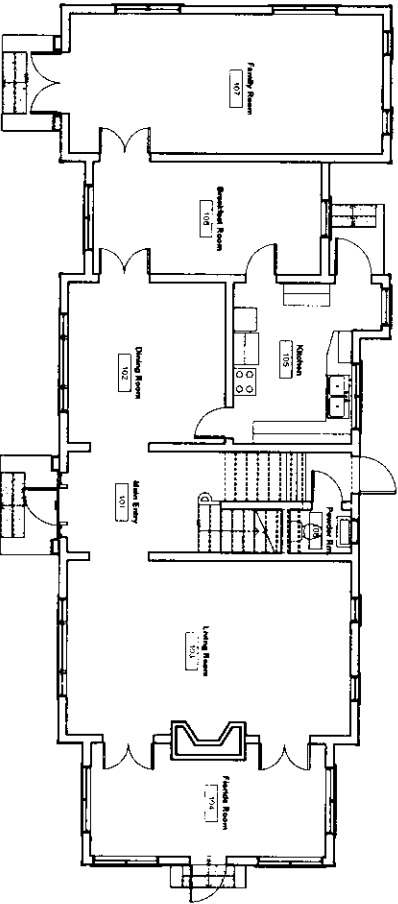
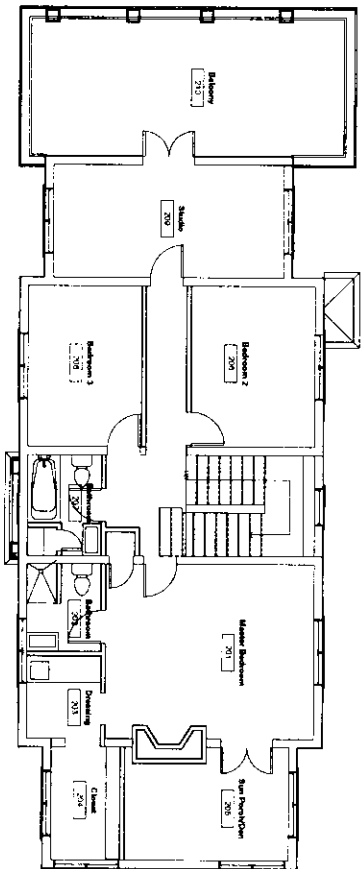
A-101

GENERAL NOTES

1. ALL NEW DOORS AND WINDOWS TO BE INSTALLED AND SET BY ARCHITECT
2. ALL NEW INTERIOR WALLS MUST HAVE AN STC- RATING OF 52
3. ALL EXTERIOR DOORS AND WINDOWS UNLESS OTHERWISE NOTED MUST BE ENERGY EFFICIENT AND REPLACED WITH IMPACT RESISTANT FRAME -GRADE NO. 6 APPROVED PRODUCTS
4. ALL NEW INTERIOR GYPSUM WALL BOARD MUST MEET ALL REQUIREMENTS
5. REFER TO SHEET FOR ALL WALLS TO BE REMOVED OR DEMOLISHED
6. REFER TO STRUCTURAL DRAWINGS FOR LOCATION AND COLLARS

TERMITE PROTECTION CRITERIA

1. A CERTIFICATION OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL OPERATOR (CPO) AND MUST BE SUBMITTED TO THE CITY OF MIAMI. THE CERTIFICATION OF COMPLIANCE SHALL STATE THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE CITY OF MIAMI, FLORIDA, AND THE FLORIDA BOARD OF CONSUMER SERVICES (FBCS) 2010 SECTION 200.11
2. INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETED PER 2010 SECTION 200.11
3. SOIL MUST BE TREATED AFTER THE AREA TO BE TREATED IS EXPOSED AND SHALL BE TREATED TO A DEPTH OF 12" BELOW THE FINISH GRADE
4. NO EXCAVATION OF CONCRETE FLOORS FOR SUBSEQUENT REPAIRS SHALL BE DONE UNTIL THE TREATMENT IS COMPLETED. THE TREATMENT SHALL BE INSTALLED TO A DEPTH OF 12" BELOW THE FINISH GRADE
5. MINIMUM 4" VAPOR BARRIER MUST BE INSTALLED TO PROTECT FLOORS FROM ALL EXCAVATION. IF BARRIER OCCURS IN EXCAVATION, IT SHALL BE TREATED PER 2010 SECTION 200.11
6. CONCRETE OVERPOUR AND MORTAR AROUND THE EXCAVATION SHALL BE TREATED PER 2010 SECTION 200.11
7. SOIL TREATMENT SHALL BE APPLIED INSIDE ALL EXISTING WALLS PER 2010 SECTION 200.11
8. ALL EXISTING VERTICAL EXTERIOR BARBERS MUST BE TREATED PER 2010 SECTION 200.11
9. ALL EXISTING LANDSCAPING AND IRRIGATION SHALL BE TREATED PER 2010 SECTION 200.11
10. AFTER ALL WORK IS COMPLETED, LANDSCAPING AND IRRIGATION SHALL BE REINSTALLED WITHIN 10' OF THE EXCAVATION. THE TREATMENT SHALL BE INSTALLED PER 2010 SECTION 200.11
11. TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, THE TREATMENT SHALL BE INSTALLED TO A DEPTH OF 12" BELOW THE FINISH GRADE. THE TREATMENT SHALL NOT BE LESS THAN 1/2" THICK. EXCEPT FOR THE TREATMENT SHALL BE INSTALLED TO A DEPTH OF 12" BELOW THE FINISH GRADE PER 2010 SECTION 200.11



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lp-26001134

Olivia Residence

Juan Carlos Oliva

201 To-To-Lu-Ches Dr.
Hialeah, Florida 33010

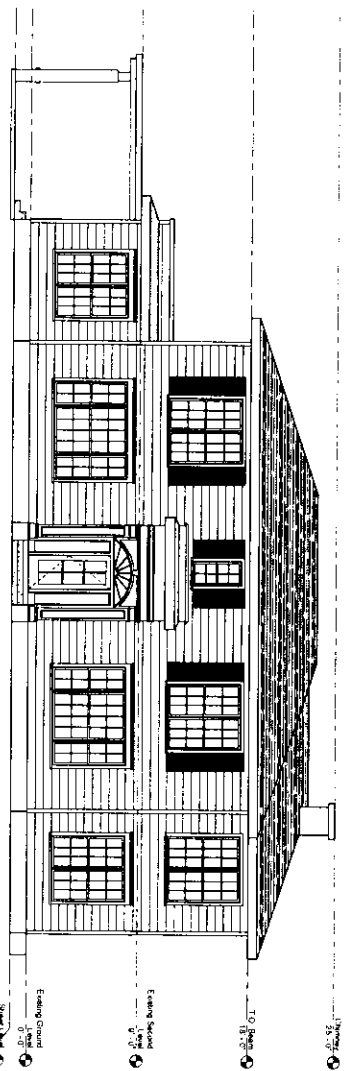
Design Professional	Signature
Juan Carlos Oliva	
Date	

Design Professional	Signature
Juan Carlos Oliva	
Date	

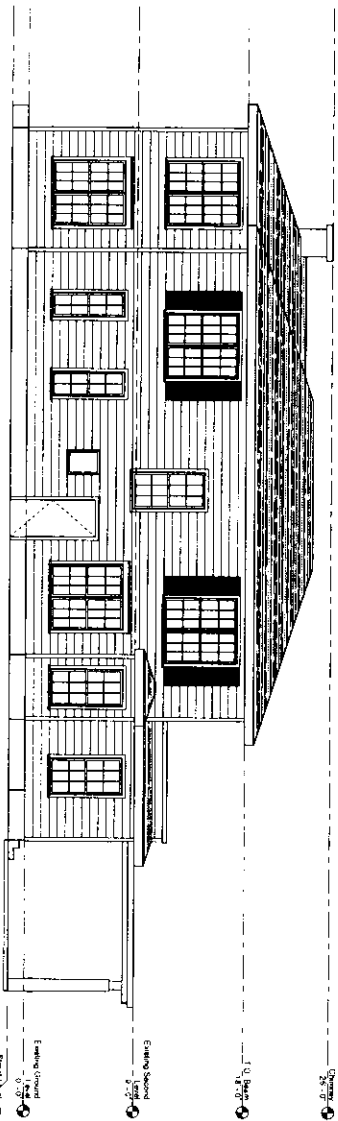
Proposed Floor
Plans

A-102

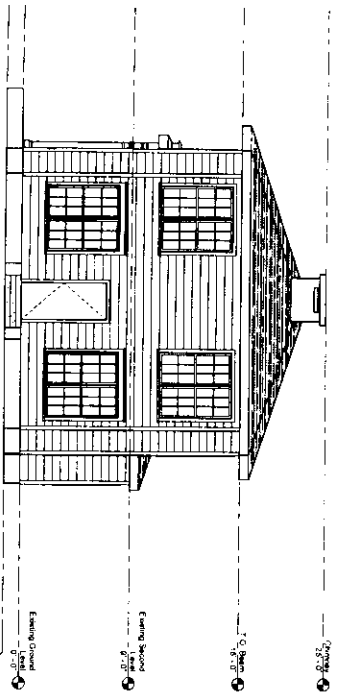
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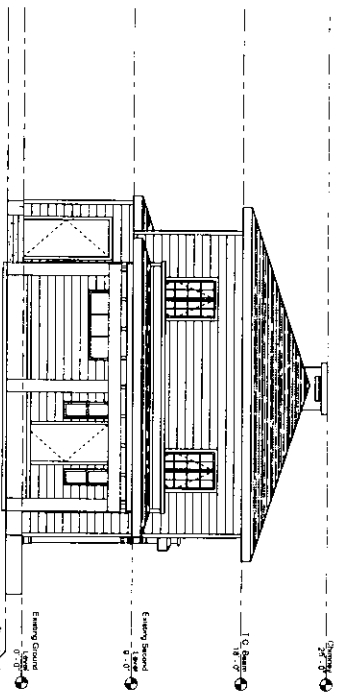
Existing South Elevation
1/4" = 1'-0"



Existing North Elevation
1/4" = 1'-0"



Existing East Elevation
1/4" = 1'-0"



Existing West Elevation
1/4" = 1'-0"

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lb-26001134

Oliva Residence

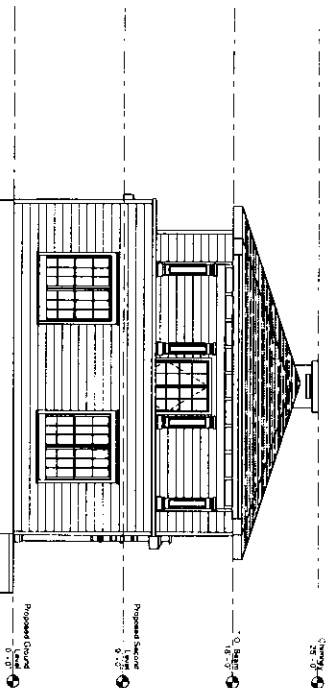
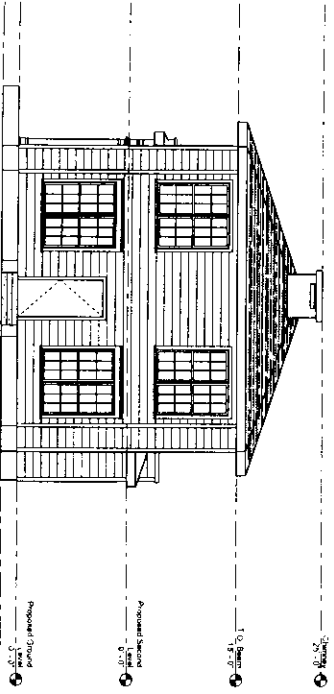
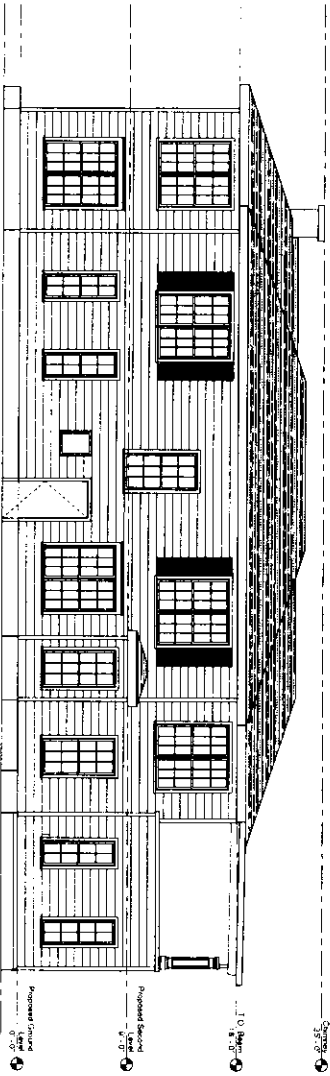
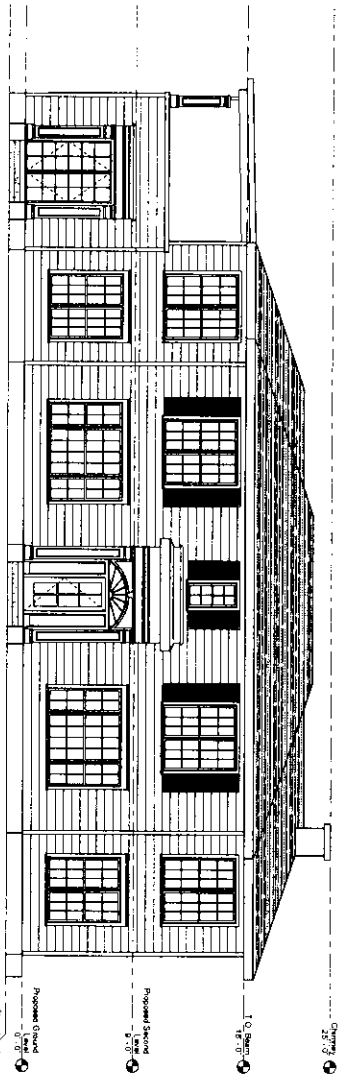
Juan Carlos Oliva
201 To-To-o-Chee Dr.
Hialeah, Florida 33010

Design Professional	Signature
Juan Carlos Oliva	
Project Number	01002
Client	
Address	
City	
State	
Zip	
Phone	
Fax	
Email	
Website	
Project Name	
Project Address	
Project City	
Project State	
Project Zip	
Project Phone	
Project Fax	
Project Email	
Project Website	
Project Name	
Project Address	
Project City	
Project State	
Project Zip	
Project Phone	
Project Fax	
Project Email	
Project Website	

Existing Exterior
Building
Elevations

A-301

BINDING EDGE



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Oliva Residence

Juan Carlos Oliva
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Hialeah, Florida 33010

Design Professional	Title	Signature
Juan Carlos Oliva	Architect	
Project Number	10002	

Design Professional	Title	Signature
Juan Carlos Oliva	Architect	
Project Number	10002	

Design Professional	Title	Signature
Juan Carlos Oliva	Architect	
Project Number	10002	

Design Professional	Title	Signature
Juan Carlos Oliva	Architect	
Project Number	10002	

Proposed Exterior
Building
Elevations

A-302

RESOLUTION NO.: 2014-03

RESOLUTION OF THE HIALEAH HISTORIC PRESERVATION BOARD RECOMMENDING THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS TO JUAN CARLOS OLIVA TO ALLOW THE OWNER TO REMOVE THE EXISTING CARPORT AND BUILD A TWO-STORY ADDITION TO HIS EXISTING PROPERTY, LOCATED AT 201 TOTOLOCHEE DRIVE, AND APPLY FOR THE NECESSARY BUILDING PERMIT(S) IN CONNECTION THEREWITH.

WHEREAS, the Hialeah Historic Preservation Board has voted to approve the application for a certificate of appropriateness filed by Juan Carlos Oliva, to allow him to remove the existing carport and build a two-story addition to his existing property, located at 201 Totolochee Drive, and apply for the necessary building permit(s) in connection therewith; and

WHEREAS, this property has been designated a historic site by the Hialeah Historic Preservation Board; and

WHEREAS, the proposed demolition of the carport and the proposed new construction are both in keeping with, and will not affect, the historic character of the home; and

WHEREAS, in fact, the carport was a poorly constructed addition from the 1950s that does not maintain the historic character of the home; and

WHEREAS, the new construction will consist of a new family room on the first floor, where the carport is currently located, a new studio room on the second floor, where the existing balcony is located, and a new covered balcony on the second floor, where the existing carport is located; and

WHEREAS, in keeping with the historic character of the home, the new construction will include the use of asphalt shingle roofing on Dade Pine rafters and beams, and colonial-style wood and aluminum frames for the windows and doors.

NOW, THEREFORE, BE IT RESOLVED BY THE HIALEAH HISTORIC PRESERVATION BOARD THAT:

Section 1. The Hialeah Historic Preservation Board hereby recommends approval of the certificate of appropriateness filed by Juan Carlos Oliva, to allow him to remove the existing carport and build a two-story addition to his existing property, located at

201 Totolochee Drive, and apply for the necessary building permit(s) in connection therewith.

PASSED AND RATIFIED this 18th day of June, 2014.



Maria Espinosa, Board Chair

Attest:



Marbelys Fatjo, Acting City Clerk